

Harrison Robinson

Estate Agents



The Old Coach House, 10 Burley Court, Burley in Wharfedale, LS29 7DZ

Price Guide £875,000

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Price on application



GROUND FLOOR

Entrance Hall

A gate gives access to a stone flagged pathway leading to a smart, black composite door opening into a spacious hallway having a sash style, double glazed window with colonial shutters, an ideal space for welcoming friends and family. Panelled doors open into the stunning, living dining kitchen, home office, lounge and cloakroom. A carpeted staircase with timber balustrading leads up to the first floor landing.

Living Dining Kitchen

35'5" x 14'5" (10.8 x 4.4)

Wow! This stunning, living dining kitchen is the true heart of this special family home, fitted with a range of bespoke, 'soft grey' hand painted, Shaker style units with white, marble worksurfaces and upstands. Integrated appliances include fridge freezer, dishwasher, Rangemaster, stainless steel range with five burner hob and extractor over. A centre island incorporates a built-in microwave and breakfast bar along with further storage. The large, marble work surface creates a centre point whilst entertaining. An inset stainless steel sink with matching tap sits under a double glazed sash window with colonial shutters. Large, soft grey porcelain floor tiles. Half glazed door to the front aspect leading to a newly tiled patio area featuring an impressive, stone built pizza oven, log store and external feature lighting. Having ample space for a family dining table one can imagine many happy times entertaining friends and family here.

Opening into a most stylish, extended glazed area allowing natural light to flood in, French doors leading out to the wonderful, recently landscaped garden.

Utility Room

6'2" x 5'6" (1.9 x 1.7)

A well appointed utility room with fitted wall and base units, space and plumbing for a washing machine and tumble dryer and additional under counter appliance. Downlighting, double glazed sash window with colonial shutters, radiator. Continuation of the porcelain tiled flooring, cupboard housing the gas fired, central heating boiler.

Lounge

16'0" x 14'5" (4.9 x 4.4)

A generously proportioned, beautifully presented sitting room, ideal for entertaining friends and family, with double glazed bifold doors opening onto the recently landscaped garden. Downlighting, radiator and carpeted flooring. A double glazed window to the side elevation with colonial shutters allows further natural light. This is a fantastic room and with the doors open into the garden in warmer months this is a wonderful entertaining space.

Family Room / Study

12'1" x 7'2" (3.7 x 2.2)

A second reception room, flexible in use, currently utilised as a home office

benefitting from an external glazed door, solid wood flooring and downlighting. This would work equally well as a playroom or snug.

Cloakroom

Fitted with a stylish, ceramic vanity basin with chrome mixer tap, low level W.C with concealed cistern and push button flush. Tiling to the walls and flooring, radiator.

FIRST FLOOR

Landing

A carpeted staircase with white timber balustrading leads to the spacious landing giving access to all the first floor bedrooms and immaculate shower room. Window with colonial shutters, downlighting, carpeted flooring, radiator.

Master Bedroom

16'0" x 11'9" (4.9 x 3.6)

A truly spacious master bedroom, a haven of peace and calm, with a double glazed sash window with colonial shutters affording stunning, long-distance views to the moors beyond. Feature panelled wall, downlighting, carpeted flooring, radiator.

En Suite

An immaculately presented, fully tiled en-suite fitted with double, ceramic vanity basins with chrome mixer taps, underfloor heating, low-level WC with push flush and concealed cistern. Deep-fill bath with central mixer tap and shower attachment. Spacious, double shower cubicle with glazed door and thermostatic shower, downlighting and extractor. Twin mirrored and illuminated wall units. Double glazed window with obscure glazing.

Dressing Room

9'6" x 7'2" (2.9 x 2.2)

Separate dressing area with bespoke, recently fitted wardrobes and double glazed sash window with obscure glazing. Downlighting, carpeted flooring, radiator.

Bedroom Two

14'5" x 10'2" (4.4 x 3.1)

A good sized double bedroom with carpeted flooring, downlighting and double glazed sash window with colonial shutters affording delightful, long distance views. Lovely, feature panelled wall.

Bedroom Three

11'5" x 11'1" (3.5 x 3.4)

A third, great sized double bedroom, having dual aspect windows enjoying lovely, long-distance views with colonial shutters, downlighting and carpeted flooring. Feature wall panelling to one wall.

WC Shower Room

A beautifully presented, house shower room with walk-in shower cubicle

with thermostatic shower, downlighting, vanity basin with monobloc tap and low-level W.C with concealed cistern and push button flush. Chrome, ladder style, heated towel rail. Tiling to the walls and flooring with underfloor heating.

SECOND FLOOR

Second Floor Landing

A carpeted staircase leads to the second floor with a spacious study landing area, ideal for working or just chilling out. A roof window provides ample natural light, carpeted flooring. Doors lead into two, further double bedrooms and a beautiful, three-piece bathroom. Carpeted flooring, downlighting, built in book storage unit.

Bedroom Four

17'0" x 14'9" (5.2 x 4.5)

A further, good sized double bedroom with a double glazed, sash window with colonial shutters affording lovely views. Radiator, under eaves plant room for hot water tank and main control units, carpeted flooring.

Store

12'5" x 5'2" (3.8 x 1.6)

Useful, boarded storage.

Bedroom Five

16'8" x 10'5" (5.1 x 3.2)

Last but not least, a fifth double bedroom with double glazed sash window, carpeted flooring, radiator and downlighting.

Bathroom

An immaculate, three-piece bathroom with deep fill bath, central, chrome

mixer tap and hand shower attachment and low-level W.C. Chrome, towel radiator and wash basin with monobloc tap. Rooflight window affording ample natural light.

OUTSIDE

Garden And Parking

The garden has been unashamedly designed for relaxing and al-fresco entertaining having low maintenance areas of newly created stone flagged patios with manicured hedging and shrubs and outdoor lighting. A stone flagged pathway leads around the property with steps down to an area of off road, private parking for two cars. As part of the garden landscaping our vendor installed a fast charge electric cable to facilitate the easy installation of an EV charging point next to the private parking area. The garden is bound by traditional style, dry-stone walling and cast iron railings. The landscaping of the garden included the installation of an outdoor lighting system to illuminate the trees, patios and borders in addition to the external house lights.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

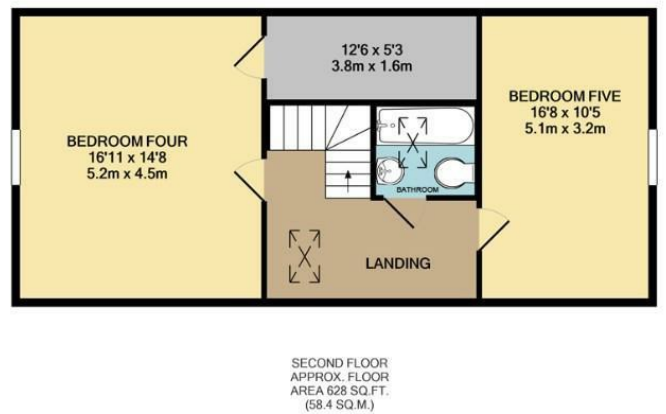
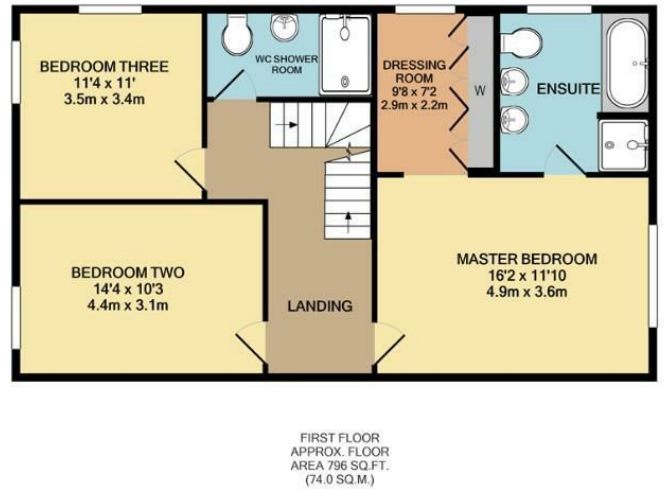
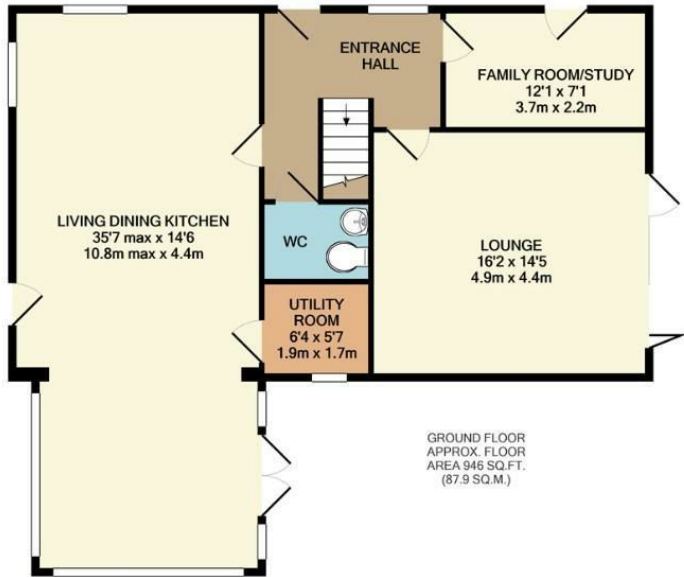
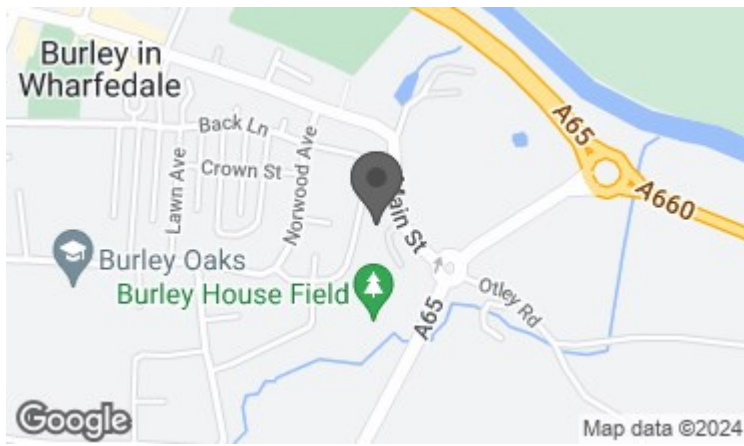
Fibre Broadband is available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

NOTES

Our vendor has advised us that there is a service charge of two payments of £480 per annum for the maintenance of the communal grounds and parking areas. The vendors have full access to the extensive grounds and seating areas of Burley House and visitor parking is available.





TOTAL APPROX. FLOOR AREA 2370 SQ.FT. (220.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
84	89

Environmental Impact (CO ₂) Rating	
Current	Potential

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